

Exhibit C
(Supporting Documents for Cure Amount)



IRELAND COMPANIES

February 17, 2025

Via FedEx

Accounts Payable
Big Lots Stores, Inc.
 4900 E. Dublin Granville Road
 Columbus, Ohio 43081-7651

RE: Store # 5352
Real Estate Tax & Insurance Reconciliation for 2024

To Whom It May Concern:

Enclosed you will find a copy of the 2024 Real Estate and Insurance bills. The following calculation is the 2024 reconciliation amount due based on your prorata share:

2024 Real Estate Tax Amount:	\$55,119.44 (\$0.40/SF)
Tenant's Prorata:	0.293877
Tenant's Prorata Share of Real Estate Tax for 2024:	\$16,198.33
Tenant's Prorata Share of \$0.19/SF	<u>\$7,655.48</u>
Difference of Real Estate Tax:	\$8,542.85
Amount Paid by Tenant in 2024:	<u>(\$0.00)</u>
2024 Real Estate Tax Due:	\$8,542.85
2024 Insurance Amount:	\$174,123.35 (\$1.27/SF)
Tenant's Prorata Share:	0.293877
Tenant's Prorata Share of Insurance for 2024:	\$51,170.85
Tenant's Prorata Share of \$0.40/SF	<u>\$16,116.80</u>
Difference of Insurance:	\$35,054.05
Amount Paid by Tenant in 2024:	<u>(\$0.00)</u>
2024 Total Insurance Due:	\$35,054.05

Total RE Tax and Insurance for 2024: \$43,596.90

All amounts are due upon receipt. Please make your check payable to **IRELAND LAWRENCE, LTD.**, and send it to c/o Ireland Companies, 85 Weston Road, Suite 101, Weston, Florida 33326.

If you have any questions, please feel free to contact me at (305) 891-6806 ext. 301 or via email at rita@irelandco.com

Very truly yours,

IRELAND LAWRENCE, LTD.

Rita Elek



Tresa Baker, CPA
LAWRENCE COUNTY TREASURER

111 South 4th St.
 Ironton, Ohio 45638

REAL ESTATE TAX BILL SECOND HALF 2023

IRELAND LAWRENCE, LTD C/O MARIELA V ALMANZA
 85 WESTON RD
 WESTON FL 33326

FULL TAX RATE	REDUCTION FACTOR	EFFECTIVE TAX RATE	ACRES	CLASS
36.25	0.096409	32.755187	13.6600	426

Tax Bill Calculation		Tax Distribution		
Gross Full Year Tax	\$60,980.48			
Tax Reduction	-\$5,879.04			
Non-Business Credit	\$0.00			
Owner Occupancy Credit	\$0.00			
Homestead Reduction	\$0.00			
Net Full Year Tax	\$55,101.44			
Net Half Year Tax	\$55,101.44			
Special Assessment	\$18.00			
Delinquent Assessment	\$0.00			
Assessment Penalty	\$0.00			
Delinquent Real Estate	\$0.00			
Real Estate Penalty	\$0.00			
Contract Amount				
CAUV Recoupment	\$0.00			
Payment/Escrow	-\$55,119.44			
Total Tax Due	\$0.00			

Your Cancelled Check Is A Valid Receipt



Tresa Baker, CPA
LAWRENCE COUNTY TREASURER
 Return This Portion With Your Payment
REAL ESTATE TAX BILL SECOND HALF 2023

Owner Name

IRELAND LAWRENCE LTD A FLORIDA LIMITED
 PARTNERSHIP

Mail Address

85 WESTON RD
 WESTON FL 33326

Parcel Number

06-100-9900.000

DUE DATE (Pay by to avoid 10% Penalty)

7/26/2024

Parcel Location

367 CO RD 406

Send Payment To: Tresa Baker, CPA,
 LAWRENCE COUNTY TREASURER,
 111 South 4th St, Ironton, Ohio 45638

CASH	CHECK	M.O.	C.C.	A.C.H.	ONLINE
<input type="checkbox"/>					

NOTICE: You may pay your taxes online at <https://lwcotreasurer.org>





INVOICE

Tanenbaum Harber Of Florida

2900 SW 149th Ave, Suite 100

Miramar, FL 33027

954-883-2900

954-517-7400

INVOICE # 126231

DATE: 1/1/24

POLICY # MGL0199099

TO Insured: Ireland Lawrence, Ltd.
85 Weston Road, Suite 101
Weston, FL 33326
Customer ID: 870664

EFFECTIVE DATE	TYPE OF POLICY	DESCRIPTION	ANNUAL PREMIUM
1/1/2024 - 12/31/2024		Coverage: Property & General Liability Location: 367 County Road 406 South Point, OH 45680	\$174,123.35

Make all checks payable to Tanenbaum Harber Of Florida

Transaction Record



TRACKING NO.:

772103071768

SHIP DATE:

Feb 17, 2025

ESTIMATED SHIPPING CHARGES:

33.17 USD

From address

Corporate Office
 Ireland Companies
 85 Weston Road
 Suite 101
 33326 FL WESTON
 US
 Phone: 3058916806

To address

Accounts Payable
 Big Lots Stores, Inc.
 4900 E. Dublin Granville Road
 430817651 OH COLUMBUS
 US
 Phone: 3058916806
 Phone extension: 301

Package information

Pieces	Weight	Dimensions (LxWxH)	Carriage value	Package options
1 x	0.10 lb			n/a
Packaging type:	Service:		Pickup / drop-off type:	I have already scheduled a pickup at my location
FedEx Envelope	FedEx Priority Overnight			

Billing information

Bill transportation cost to: *****520

P.O. No.:

Bill duties, taxes and fees to:

Invoice No.:

Your reference: LAW

Department No.:

Please note: This transaction record is neither a statement nor an invoice, and does not confirm shipment tendered to FedEx or payment. FedEx will not be responsible for any claim in excess of \$100 per package, whether the result of loss, damage, delay, non-delivery, misdelivery, or misinformation, unless you declare a higher value, pay an additional charge, document your actual loss and file a timely claim. Limitations found in the current FedEx Service Guide apply. Your right to recover from FedEx for any loss, including intrinsic value of the package, loss of sales, income interest, profit, attorney's fees, costs, and other forms of damage whether direct, incidental, consequential, or special is limited to the greater of \$100 or the authorized declared value. Recovery cannot exceed actual documented loss. Maximum for items of extraordinary value is \$1000, e.g., jewelry, precious metals, negotiable instruments and other items listed in our Service Guide. Written claims must be filed within strict time limits; Consult the applicable FedEx Service Guide for details. The estimated shipping charge may be different than the actual charges for your shipment. Differences may occur based on actual weight, dimensions, and other factors. Consult the applicable FedEx Service Guide or the FedEx Rate Sheets for details on how shipping charges are calculated.